



APRIL 2006

NEIGHBORHOOD NEWS

The Official Newsletter of the Jefferson Westside Neighbors

Jefferson Westside Neighbors General Meeting Agenda 7:00 PM, 11 April 2006 McNail-Riley House 601 West 13th Avenue

- 7:00 Call to Order
- 7:01 Introductions
- 7:04 Agenda Adjustment
- 7:06 Announcements
- 7:15 Annual Election
- 7:30 Candidate Forum- County Assessor
- 7:50 Conditional Use Permit— 572 West 11th
- 8:15 Eugene Annual Budget
- 9:00 Adjournment

Questions regarding this meeting and other neighborhood activities can be directed to Co-Chair David Hinkley at 344-8027 or Paul Conte, 344-2552

Future Meetings:

Executive Board 17 April 2006
General Meeting 9 May 2006

JWN Board Members

Co-Chair David Hinkley
Co-Chair Paul Conte
Treasurer Marilyn O'Dell
Secretary David Tobin
Board Members:
Marna Knoer, Iona Koleszar and Glenn Smeed, Erika Seiferling and Garrick Mishaga.

Policy Statement: This is the official newsletter of the Jefferson Westside Neighbors. Newsletters are published courtesy of the City of Eugene. Newsletters are produced by neighborhood volunteers and are free to the residents and businesses of the neighborhood. Space is available to the editor with editorial comment from the neighbors. Signed letters will be printed as space permits. Editorials express the authors view and not that of the neighborhood association, the City's elected officials or city staff.



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Web at: www.eugene-or.gov

Conditional Use Permit Application for OCCI

By Glen Smeed

Oregon Center for Clinical Investigations, Inc. (OCCI), has applied for a conditional use permit which would allow for expansion of their research center located at 572 West 11th Avenue into an adjacent structure and the incorporation of a second story apartment in the modified building. Discussion will be held at the neighborhood meeting regarding this project. OCCI provides mental and physical health services to patients with anxiety; bipolar disorder; insomnia; Parkinson's disease and Alzheimer's disease among others.

Annual Elections

In accordance with our By-Laws we will be holding an election to fill five vacancies on the Neighborhood Board, Co-Chair, Treasurer, Secretary and two Board Seats. Individuals elected will serve a 2 year term. Nominations from the floor are encouraged, but remember the nominee needs to be present to be elected.

Annual Budget

By David Hinkley

The single most important action the Eugene City Council makes every year is the adoption of an annual budget. With mind numbing detail, this document determines what the City will do for the next year. It establishes how many police and firefighters will be on the street, what parks will be open and how many potholes will be filled to name but a few city functions funded by the annual budget. *(continued on Page 2)*

RED ALERT! Jefferson Neighborhood Targeted for Intensive Redevelopment

By Paul Conte, JWN Cochair

It's not often (fortunately) that a major threat to a large part of our neighborhood arises, but 15 blocks of the Jefferson neighborhood face such a threat now.

(continued on Page 4)

A Word from the Chair

First, let me welcome Paul Conte our new Co-Chair and Erika Seiferling and Garrick Mishaga to the Jefferson Westside Neighbors Executive Board. The vitality of a Neighborhood depends on the willingness of its residents to step up and participate in it. These three individuals are to be commended for stepping up to serve. This month we will be having our annual election to fill 5 vacancies on the Neighborhood Board, hopefully 5 more JWN members will step up.

This will be my last "Word from the Chair", after 10 years serving first as Co-Chair of the Jefferson Area Neighbors and, after the merger, as Co-Chair of the Jefferson Westside Neighbors I am stepping down as Co-Chair. Sixty-seven general meetings, 6 Holiday Socials, 7 Picnics and 120 board meetings is more than enough.

It has been an interesting ten years, full of controversy and challenges. During it we successfully fought off bicycle lanes, BRT, a Methadone Clinic and a Football Stadium on the County Fairgrounds. More important, we worked with the Fairgrounds to redesign Fairgrounds access and develop a plan for the Jefferson Amazon Greenway. We managed to have the speed limit on Jefferson Street lowered. We finished the interior of the McNail-Riley House as well as painted the exterior. We helped renovate the Lincoln School Park. We participated in the development of several important planning documents including the new Land Use Code, and the Arterial and Collector Street Plans.

We have accomplished a lot, and the operative word is WE. One person, even a Co-Chair can do little but the Neighborhood working together can accomplish a lot.

It has been a privilege and pleasure to serve you.
Thank you.

David Hinkley
Co-Chair, Jefferson Westside Neighbors

Candidate Statements

In an effort to provide information for JWN residents on contested races in the up-coming May Primary election, the Board extended an invitation to all candidates for the office of County Assessor (the only contested race) to attend our April meeting and submit a 150 word statement, printed below as submitted. One candidate, Anette Spickard did not submit a statement by the newsletter deadline.

Bill Mahn

Candidate for Lane County Assessor

My decision to run for Assessor began at the request of Assessment & Taxation employees. I have worked in the Assessor's Office over 21 years, beginning as an accounting clerk in 1984 to being the Commercial/Industrial Lead Appraiser. I possess the hands-on, job-specific taxation and appraisal experience necessary for the position, and have received two awards for saving the county money. I believe with better utilization of our employees and processes we can improve our service to the taxpayers. My experience, education and knowledge will be used to ensure properties are valued fairly and equitably. Our current assessor — as well as assessors from other Oregon counties — have appraisal backgrounds, rather than budget and administration. It is imperative that our assessor has true appraisal experience. You wouldn't vote for a sheriff who had never been an officer, don't vote for an assessor who has never been an appraiser.

Gary Cook

Candidate for Lane County Assessor

Lane County is suffering because of problems in the Assessor's office. They are behind three years in key valuation work (seg/merges), creating a \$20 million loss over the last 5 years. Problems with unequal valuations among neighbors means some of us pay too little tax and some too much. There are also indications that up to 800 companies are not paying personal property tax at all. This uncollected money is needed for vital services on which our citizens depend. My opponents are part of the office that created these problems. We need a change.

If you elect me, I will get Lane County back on track. As a Senior Appraiser/Analyst for the State of Oregon, I review Assessor budgets and operations across the State. I can bring best practices and new ideas home to Lane County.

Lane County needs experience and an outsider's perspective. Vote Cook for County Assessor.

Budget

(from Page 1)

This month the Citizens of Eugene will have an opportunity to weigh in on this most important of Council Actions. Starting with the Budget Committee's April 24th meeting where the City Manager will submit his proposed budget to the Committee, and during the Committee's next 3 meetings the public has an opportunity to comment on the budget, to make recommendations on programs to fund or cut. In the past, groups have managed to get their program(s) funded. This newsletter is the result of years of lobbying on the part of the NLC.

At our April meeting, Kitty Murdoch, the City's Budget Manager, will provide the Neighborhood with an overview of the City Budget Process and David Hinkley will talk about how to lobby successfully for changes to the proposed budget.

Minutes - JWN General meeting 13 March 2006.

Co-Chair David Hinkley opened the meeting with introductions and Announcements.

Board vacancies for a term of 13 months were filled by a vote of 48 to 1 for Paul Conte (Co-Chair), and Board members Erika Seiferling and Garrick Mishaga.

In New Business, five motions came up for vote, and all received more than 2/3 vote to be considered without advance notice.

Motion A The JWN designates as our representative to the NLC (Neighborhood Leaders Council) the person occupying the JWN co-chair position with a current term ending in April. This designation shall be effective immediately on adoption of this motion and remain in effect until April 2007, when the current term of the designated co-chair position ends. During any period in which the designated JWN co-chair position is vacant, the JWN membership shall select by majority vote an interim representative to the NLC until the JWN co-chair vacancy is filled. Passed 48 Yes 0 No.

Motion B JWN requests City Council adopt a temporary moratorium on zone changes for lots within the area encompassed by the Jefferson/Far West Refinement Plan that was re-designated in 2004 from "Low-Density Residential" to "Medium-Density Residential" on the Metro Plan Diagram. This area is approximately as shown.... Jefferson residential area #15.... The moratorium should remain in effect until Council adopts appropriate development standard to protect this area's Neighborhood character, as stated in the refinement plan's policy for this area. The JWN Co-chairs are directed to inform the City Manager and Eugene City Council in writing of this motion within ten days. Passed 48 Yes 0 No.

Motion D Consistent with the motion adopted by City Council at their Dec. 14, 2005 work session, JWN requests the Eugene Planning Commission assign a "high priority" to staff and Planning Commission efforts to create effective standards to protect established neighborhoods' character and stability from the damaging and/or destabilizing impacts of inappropriate infill. ... directed to inform... in writing etc. Passed 48 Yes 0 No,

Motion C (dealing with Neighborhood character and stability - to be printed in full in next month's newsletter) Passed 49 Yes 0 No.

Neighbor Karl Sorg brought forth a motion, to oppose the sale of the Westmoreland Housing by the University. passed 40 Yes 0 No

After a break to sample the three apple pies (totally devoured):

David Funk, Co-Chair of Sustainable Business Initiative Task Force reported on the 6-Point Economic development Plan, with implementation necessary. Beginning in January 2005, 50-60 people were invited in April 2005 for discussion, leading to a task force of 16, with 65 people in expert/advisory roles in 12 economic clusters (farming, health care etc.) Three areas of focus emerged 1- viability of industries (strengthen them) 2- encouragement of 10,000 local businesses, and 3- education of citizens. 20 roundtables, 2 community forums, 450 responses to community survey and 200 plus business responses. Phases are a- listening b- dreaming 5, 3, 1 year out c- planning with first draft due in June, vetted by respondents, with d- final plan to city council in November 2006. Hopefully it will follow the Rutland Doctrine of a Triple Bottom Line Economy regarding Growth, Environment, and Worker Betterment.

David Tobin Secretary.

A Co-Chair Perspective:

City Continues to Churn Over Infill Standards

By Paul Conte, JWN Co-chair

For decades Eugene has had land use policies that mandate protection of established neighborhoods' character and stability, and yet almost nothing had been done to implement these policies until last year when City Council adopted a flexible and effective set of infill standards for a 14-block Westside area between Polk and Filmore Streets. (You can learn more about this project at www.cnrNeighbors.org.)

Instead, for the past two decades the City has made the infill problem worse in the Westside and Jefferson neighborhoods by cranking up the maximum number of dwellings allowed on many lots (the ones zoned "R-2") with the result that most lots in our neighborhood now allow four to six (or more) dwellings, plus extensive paved areas for onsite parking.

Developments with three or more units have to meet minimal "multi-family" standards, but these standards are targeted mostly at making the development more pleasant for the apartment residents and don't do much to prevent major negative impacts on families who live nearby.

The first signs of change appeared last year when City Council made clear they wanted staff to take prompt action to address inappropriate infill. In addition to approving infill standards in the new "Chambers Special Area Zone," Council unanimously adopted a motion on December 14, 2005 that directed staff to address "preserving neighborhoods" and "infill" within the approved Planning Division's "high-priority" work tasks.

This direction would seem pretty clear, but my experience has been that trying to get something done about inappropriate infill in Eugene often meets with foot dragging or downright opposition. Whatever the reason, neither staff nor the Planning Commission has yet begun the necessary research and public involvement necessary to produce effective infill standards.

Instead, an "opportunity siting subcommittee" (OSS) of the Planning Commission has been working since last Fall on a project proposal they hope to present to the City Council (and Budget Committee) in May for approval and funding.

(continued on page 4)

Co-chair Perspective *(continued from page 3)*

I have been tracking the subcommittee's work very closely for several months; and in my opinion, none of their draft proposals has yet included an adequately focused and timely plan to address inappropriate infill. (The subcommittee apparently wasn't even aware of Council's December 14 motion until I alerted them to it in late February.)

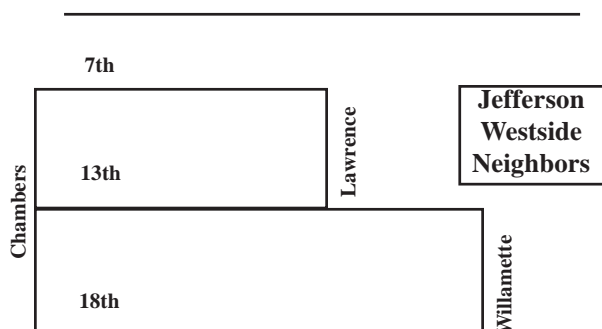
Other observers may disagree with my assessment, so if you want to consider the subcommittee's latest proposal more closely yourself ... well, you can't. At least not at present because the subcommittee hasn't yet made a draft generally available to the public. (I've been going to subcommittee meetings to pick up copies.) Sometime on or before the next Planning Commission meeting (on April 10), the subcommittee's final proposal should become generally available.

To try to spur a bit more energetic response to Council's directive, JWN members voted unanimously at the March 14 general meeting to request that the Planning Commission and staff treat development of infill standards as a "high priority" – the way Council said. We got a real boost of additional support from the Neighborhood Leaders Council (representatives from each of the City-chartered neighborhood associations) when they adopted a similar motion by an 11-1 vote on March 28.

If you'd like more information about infill standards, "opportunity siting," recent activity by the Planning Commission and Planning Division staff, or any related topics – or you'd like to get involved in developing effective infill standards – feel free to contact me at pconte@picante-soft.com or 344-2552.

If you have an opportunity to attend the April 10 Planning Commission meeting, you can express your opinion during the "Public Comment" period at the beginning of the meeting. Planning commission meetings are generally held 11:30 a.m. to 1:30 p.m. in the Atrium building.

Opinions expressed are those of the author.



Jefferson Redesignation *(continued from Page 1)*

Most of the Jefferson neighborhood east of Friendly Street, north of W. 18th Ave., and southwest of Amazon Canal can now be developed with 40 foot high buildings having five to seven apartments on a single lot. If you live in this area, you could wake up one morning to see the absentee owner of the lot next to yours constructing a building with a 35-foot wall five feet from your back yard. As an added "bonus," he can pave most of the lot – including between the house and the sidewalk – to add a half dozen or more parking spaces.

If you aren't already aware of this recent change, you probably think (as I did at first): The City can't possibly allow this in our "heritage" neighborhood? Sorry, but as outrageous as it seems, it's true.

The short story is the Eugene Planning & Development Department (PDD) staff recommended in 2003-2004 that the Eugene City Council approve a set of "housekeeping" changes to the Eugene-Springfield Metropolitan Plan, the main land use policy that governs what kind of development can occur in various areas of Eugene, Springfield, and Lane County. One of those "housekeeping" changes was to redesignate a large swath of Jefferson neighborhood from "Low-Density Residential" to "Medium-Density Residential," which allows any property owner to request his lot be rezoned from the current R-1 (low-density, single-family) to R-2 (medium-density, multi-family).

Judging from the available records, such as City Council minutes, PDD staff didn't inform residents or City Councilors about the specific impact of this change. If you live in this area, were you aware staff was recommending such a huge change in your immediate neighborhood?

At the standing-room-only JWN general meeting in March, members *unanimously* approved a motion requesting City Council to impose a temporary moratorium against R-1 to R-2 zone changes. Our City Councilor, Bonny Bettman, has requested an explanation of this development from City staff. The JWN board will be pursuing this, but we need broad citizen involvement to prevent the destructive development that R-2 zoning allows in heritage neighborhoods.

If you live in this area and want to learn more about what can be done to protect your neighborhood, please visit www.jwrehn.org or call Rene Kane, at 513-0849. If you aren't sure what R-2 zoning allows, you'll find extensive information and examples on the Web site.

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